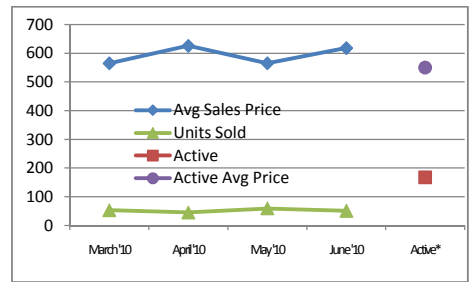


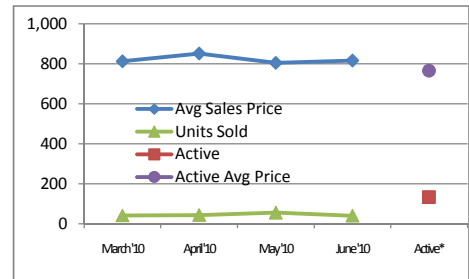
Single Family, 2BR 1BA

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
March '10	53	\$565	\$130	\$1,075	\$540	48	102%
April '10	45	\$626	\$190	\$1,200	\$599	45	102%
May '10	59	\$565	\$190	\$872	\$570	35	105%
June '10	51	\$618	\$335	\$1,040	\$610	69	102%
Active*	167 ▲	\$550 ▼	\$198	\$899	\$549 ▼	69 ▼	



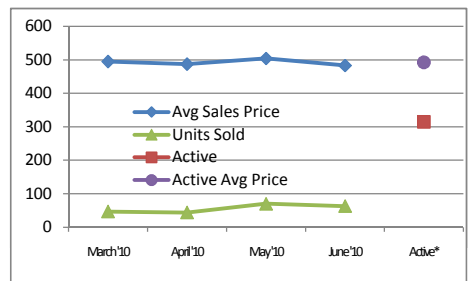
Single Family, 3BR 2BA

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
March '10	42	\$812	\$220	\$1,537	\$803	47	104%
April '10	44	\$851	\$330	\$1,700	\$815	40	102%
May '10	56	\$804	\$365	\$1,500	\$773	58	101%
June '10	41	\$816	\$396	\$2,100	\$787	47	103%
Active*	134 ▼	\$766 ▼	\$320	\$2,195	\$699 ▼	65 ▲	



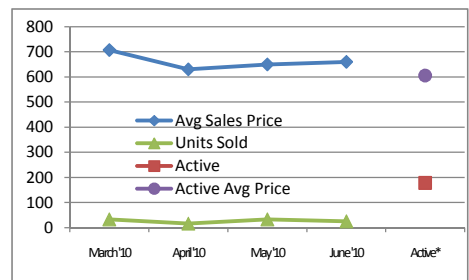
Condo/TIC, 1BR 1BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
March '10	47	\$495	\$248	\$775	\$515	80	98%
April '10	44	\$487	\$218	\$830	\$475	84	98%
May '10	70	\$504	\$148	\$800	\$503	81	98%
June '10	63	\$483	\$129	\$975	\$480	89	99%
Active*	315 ▼	\$492 ▲	\$199	\$1,049	\$490 ▼	82 ▼	



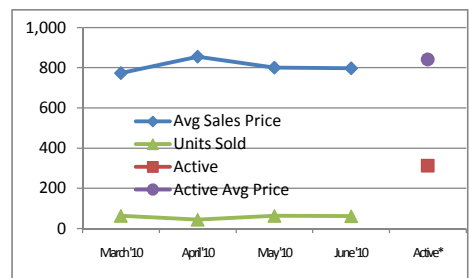
Condo/TIC, 2BR 1BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
March '10	33	\$707	\$435	\$1,020	\$700	51	100%
April '10	16	\$630	\$323	\$850	\$655	87	98%
May '10	33	\$650	\$390	\$1,125	\$629	74	99%
June '10	25	\$660	\$349	\$950	\$655	63	101%
Active*	178 ▲	\$605 ▼	\$95	\$1,149	\$597 ▼	65 ▲	



Condo/TIC, 2BR 2BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
March '10	63	\$773	\$300	\$2,000	\$705	77	97%
April '10	44	\$855	\$200	\$1,479	\$785	58	96%
May '10	63	\$800	\$320	\$1,600	\$733	65	96%
June '10	61	\$797	\$299	\$1,735	\$742	64	102%
Active*	312 ▼	\$841 ▼	\$100	\$3,800	\$759 ▼	83 ▲	



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San Francisco Market Analysis by District

7/14/2010

(Number of Bldgs - Avg Price)

Single Family, 2BR 1BA

District	1	2	3	4	5	6	7	8	9	10
March '10	2 - 793	8 - 642	7 - 479	6 - 590	5 - 860	-	-	1 - 745	3 - 786	21 - 425
April '10	3 - 634	8 - 639	5 - 642	2 - 730	7 - 851	-	-	-	4 - 785	16 - 462
May '10	2 - 680	16 - 664	8 - 469	4 - 714	2 - 869	-	-	-	4 - 716	23 - 442
June '10	-	15 - 662	4 - 533	4 - 622	3 - 867	-	-	-	10 - 698	15 - 494
Active*	10 - 752	29 - 639	19 - 457	14 - 657	9 - 760	-	-	-	9 - 711	77 - 451

Single Family, 3BR 2BA

District	1	2	3	4	5	6	7	8	9	10
March '10	1 - 805	8 - 807	2 - 840	10 - 806	8 - 1,252	-	-	-	4 - 776	9 - 444
April '10	3 - 802	12 - 840	4 - 740	9 - 833	6 - 1,145	2 - 823	2 - 1,548	-	1 - 585	5 - 458
May '10	5 - 898	16 - 732	3 - 803	12 - 909	3 - 1,025	1 - 1,353	1 - 1,225	-	7 - 834	8 - 503
June '10	3 - 743	8 - 848	3 - 604	10 - 1,008	3 - 984	2 - 952	-	-	3 - 1,010	9 - 519
Active*	10 - 1,014	25 - 735	18 - 677	16 - 838	10 - 1,052	4 - 1,502	1 - 2,195	-	12 - 842	38 - 518

Condo/TIC, 1BR 1BA

District	1	2	3	4	5	6	7	8	9	10
March '10	3 - 470	-	1 - 270	-	6 - 495	5 - 590	1 - 725	12 - 513	19 - 463	-
April '10	1 - 400	2 - 384	-	3 - 388	9 - 465	3 - 415	3 - 541	10 - 524	13 - 525	-
May '10	-	2 - 362	-	5 - 359	8 - 578	7 - 494	6 - 599	19 - 470	23 - 527	-
June '10	1 - 695	1 - 439	1 - 270	5 - 384	7 - 531	7 - 312	3 - 610	18 - 508	20 - 512	-
Active*	6 - 371	2 - 474	4 - 267	16 - 376	42 - 491	19 - 469	34 - 605	87 - 521	93 - 498	12 - 270

Condo/TIC, 2BR 1BA

District	1	2	3	4	5	6	7	8	9	10
March '10	4 - 643	1 - 705	-	1 - 499	15 - 756	1 - 469	4 - 800	3 - 718	4 - 600	-
April '10	2 - 519	-	-	-	4 - 647	3 - 651	1 - 825	1 - 460	5 - 644	-
May '10	5 - 708	3 - 538	-	2 - 445	9 - 732	4 - 597	2 - 892	6 - 612	3 - 526	-
June '10	4 - 576	-	-	-	12 - 757	4 - 674	-	1 - 463	4 - 492	-
Active*	27 - 598	7 - 478	-	3 - 377	52 - 642	20 - 599	16 - 776	25 - 604	26 - 557	2 - 191

Condo/TIC, 2BR 2BA

District	1	2	3	4	5	6	7	8	9	10
March '10	5 - 687	-	3 - 391	-	7 - 771	5 - 666	4 - 997	13 - 999	24 - 741	2 - 301
April '10	1 - 521	-	2 - 335	1 - 510	4 - 890	6 - 757	3 - 1,254	8 - 1,098	16 - 898	3 - 305
May '10	2 - 605	-	6 - 368	3 - 582	7 - 732	1 - 650	7 - 1,174	8 - 1,057	27 - 810	2 - 446
June '10	1 - 525	-	1 - 325	-	8 - 772	4 - 797	5 - 1,145	13 - 828	28 - 770	1 - 364
Active*	16 - 655	6 - 529	12 - 354	4 - 466	29 - 806	17 - 679	25 - 1,072	92 - 919	97 - 950	14 - 315

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2 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
March '10	27	\$1,071	\$650	\$2,025	\$985	84	99%
April '10	22	\$1,242	\$317	\$3,195	\$1,040	71	98%
May '10	27	\$1,305	\$480	\$3,250	\$1,150	61	99%
June '10	22	\$1,106	\$353	\$2,098	\$1,103	87	98%
Active*	168 ▲	\$1,167 ▲	\$293	\$6,500	\$1,000 ▲	86 ▼	

3 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
March '10	4	\$1,315	\$860	\$2,375	\$1,013	71	93%
April '10	10	\$1,632	\$535	\$3,693	\$1,433	91	97%
May '10	8	\$959	\$465	\$1,275	\$1,175	95	95%
June '10	10	\$1,238	\$755	\$2,000	\$1,223	87	96%
Active*	72 ▼	\$1,388 ▲	\$338	\$3,760	\$1,325 ▲	124 ▲	

4 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
March '10	4	\$1,113	\$900	\$1,400	\$1,075	40	96%
April '10	6	\$1,267	\$1,165	\$1,350	\$1,280	169	98%
May '10	2	\$690	\$480	\$900	\$590	38	92%
June '10	3	\$1,272	\$652	\$2,040	\$1,125	48	96%
Active*	34 ▲	\$1,593 ▲	\$600	\$8,995	\$1,284 ▲	101 ▼	

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San Francisco Market Analysis

7/14/2010

by District

2 Flat

(Number of Bldgs - Avg. Price)

District	1	2	3	4	5	6	7	8	9	10
March '10	7 - 1,048	5 - 864	-	-	4 - 1,111	3 - 1,164	3 - 1,568	1 - 1,225	2 - 1,012	2 - 685
April '10	3 - 1,025	2 - 778	-	-	3 - 907	3 - 1,429	4 - 1,541	4 - 1,833	1 - 940	1 - 317
May '10	2 - 1,332	4 - 891	-	-	13 - 1,246	2 - 1,141	3 - 2,310	1 - 1,500	2 - 1,044	-
June '10	5 - 1,172	1 - 1,120	-	-	6 - 1,097	2 - 1,300	1 - 1,350	2 - 1,499	3 - 931	2 - 437
Active*	28 - 1,212	23 - 934	4 - 590	1 - 1,799	30 - 1,257	10 - 1,500	7 - 1,855	3 - 1,570	17 - 787	18 - 689

3 Flat

District	1	2	3	4	5	6	7	8	9	10
March '10	1 - 860	-	-	-	-	-	1 - 2,375	-	2 - 1,013	-
April '10	1 - 1,675	-	-	-	2 - 1,270	2 - 1,303	2 - 3,447	-	2 - 1,038	1 - 535
May '10	-	1 - 1,020	-	-	3 - 1,068	-	-	1 - 1,250	2 - 965	1 - 600
June '10	-	-	-	-	3 - 1,308	4 - 1,286	1 - 1,645	-	2 - 830	-
Active*	9 - 1,495	4 - 1,056	-	-	15 - 1,406	9 - 1,105	7 - 2,322	5 - 1,660	14 - 1,096	3 - 935

4 Flat

District	1	2	3	4	5	6	7	8	9	10
March '10	1 - 1,250	-	-	-	1 - 900	1 - 1,400	-	-	1 - 900	-
April '10	3 - 1,288	-	-	-	2 - 1,286	1 - 1,165	-	-	-	-
May '10	1 - 900	-	-	-	-	-	-	-	1 - 480	-
June '10	1 - 900	-	-	-	-	1 - 652	1 - 2,040	1 - 1,125	-	-
Active*	7 - 1,372	2 - 1,090	-	-	6 - 1,287	2 - 965	1 - 2,645	4 - 3,771	4 - 836	4 - 1,134

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Annual Comparison of Units Sold

7/14/2010

Year	# of units	Average	Low	High
2 Flats				
1996	468	397	100	1,800
1997	611	457	75	3,611
1998	654	549	120	2,550
1999	686	635	165	2,000
2000	608	833	145	5,500
2001	423	847	285	3,300
2002	578	872	315	3,125
2003	508	923	266	3,200
2004	635	1,112	365	3,550
2005	554	1,257	457	4,550
2006	423	1,307	417	3,500
2007	355	1,393	590	4,800
2008	283	1,284	350	3,450
2009	221	1,064	175	2,825
2010*	152	1,136	317	3,250

Year	# of units	Average	Low	High
3 Flats				
1996	143	496	130	1,535
1997	203	541	168	2,800
1998	230	633	161	2,900
1999	205	723	280	1,815
2000	181	1,027	235	5,483
2001	104	964	400	4,100
2002	169	1,021	417	4,950
2003	179	1,117	370	3,450
2004	182	1,273	600	3,700
2005	203	1,466	575	5,825
2006	155	1,474	775	3,950
2007	105	1,482	679	4,950
2008	73	1,483	440	3,300
2009	62	1,424	370	6,950
2010*	39	1,242	465	3,693

Year	# of units	Average	Low	High
4 Flats				
1996	91	464	150	1,070
1997	106	544	185	1,900
1998	126	616	285	2,450
1999	121	762	279	2,800
2000	107	946	400	1,750
2001	83	901	400	2,450
2002	94	983	325	2,900
2003	115	1,075	245	2,095
2004	119	1,279	510	3,500
2005	128	1,415	660	2,835
2006	93	1,386	740	2,850
2007	86	1,499	750	2,900
2008	55	1,442	560	5,000
2009	39	1,119	605	1,750
2010*	17	1,121	480	2,040

Year	# of units	Average	Low	High
Single Family, 2br, 1ba				
1996	1,019	232	47	599
1997	1,142	262	56	651
1998	1,155	305	69	2,700
1999	1,154	360	129	1,390
2000	1,016	456	165	1,455
2001	851	487	165	1,379
2002	1,033	518	200	1,100
2003	1,018	553	260	1,300
2004	939	658	323	1,462
2005	884	749	370	1,535
2006	705	747	415	1,810
2007	597	755	365	1,465
2008	610	672	180	1,500
2009	620	602	115	1,750
2010*	280	594	130	1,200

Year	# of units	Average	Low	High
Single Family, 3br, 2ba				
1996	437	322	70	950
1997	536	357	128	1,300
1998	538	400	135	2,500
1999	555	484	75	1,795
2000	527	627	180	2,750
2001	447	623	302	3,100
2002	524	668	340	2,100
2003	581	706	350	1,905
2004	557	822	375	2,200
2005	582	929	395	2,650
2006	511	950	491	3,465
2007	401	987	448	2,800
2008	373	924	387	2,800
2009	390	794	279	1,900
2010*	227	804	220	2,100

Year	# of units	Average	Low	High
Condo/TIC, 1br, 1ba				
1996	464	207	70	470
1997	572	232	69	590
1998	545	270	104	705
1999	540	319	125	725
2000	475	426	132	875
2001	390	400	193	1,200
2002	599	417	120	1,063
2003	667	423	210	1,295
2004	783	499	152	1,040
2005	843	580	218	1,700
2006	765	559	107	1,275
2007	750	560	183	1,500
2008	578	555	176	1,750
2009	482	496	157	1,480
2010*	298	488	129	975

Year	# of units	Average	Low	High
Condo/TIC, 2br, 1ba				
1996	176	265	100	500
1997	240	282	72	595
1998	214	348	133	1,075
1999	237	406	139	954
2000	248	531	199	1,600
2001	203	496	165	1,480
2002	294	527	249	1,095
2003	368	545	249	945
2004	437	628	225	1,420
2005	485	675	290	1,700
2006	473	669	182	1,535
2007	443	694	253	1,850
2008	325	697	150	1,250
2009	318	617	245	1,795
2010*	147	649	323	1,125

Year	# of units	Average	Low	High
Condo/TIC, 2br, 2ba				
1996	387	353	118	1,250
1997	472	381	150	1,205
1998	506	452	155	1,500
1999	533	521	175	1,815
2000	406	678	187	2,725
2001	387	658	280	2,450
2002	622	657	260	2,150
2003	773	653	299	2,500
2004	840	753	354	3,245
2005	750	878	270	2,500
2006	736	884	350	4,600
2007	682	916	137	2,750
2008	515	950	175	5,000
2009	489	799	282	2,550
2010*	298	791	200	2,000



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